# \$13 - Unit 111, 3501 23 Street Ne, Calgary

MLS® #A2215068

#### \$13

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

North Airways, Calgary, Alberta

15,069 SF of industrial space, with the option to lease an additional ±33,000 SF of fenced yard. The lease rate for the unit starts at \$13.00 PSF, and the lease rate for the yard is \$1.50 PSF. The industrial unit includes 1,805 SF of office space and 13,264 SF of warehouse space. The office layout features a showroom area with private offices, a reception area at the rear of the unit, and a lunchroom on the second floor. The warehouse boasts 21.5 ft ceilings, 7 drive-in doors with drive-through capability, and heavy power (to be determined). Operating Costs (estimated for 2025) are \$9.63 PSF, which includes electricity, gas, water, and sewage. Additional second-floor space is available. Conveniently located near 32 Avenue NE, Barlow Trail NE, and Deerfoot Trail NE.



#### **Essential Information**

MLS® # A2215068

Price \$13

Bathrooms 0.00

Acres 0.00

Year Built 1977

Type Commercial

Sub-Type Industrial

Status Active

## **Community Information**







Address Unit 111, 3501 23 Street Ne

Subdivision North Airways

City Calgary
County Calgary

Province Alberta

Postal Code T2E 6V8

### **Additional Information**

Date Listed April 25th, 2025

Days on Market 195

## **Listing Details**

Listing Office CDN Global Advisors Ltd.

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